

## MERCER ISLAND'S FIRST HILL NEIGHBORHOOD

Coveted for the proximity to downtown Mercer Island as well as the ease of I-90 access, First Hill is a prized location. Enjoy level neighborhood streets and follow a path and stairs down to the restaurants and shops of downtown Mercer Island. Enjoy an easy commute by walking to the nearby light rail station (coming soon to downtown MI!). Jay Marc homes launched a small enclave of homes on 74th Ave in 2019. After purchasing, these owners added even more features and upgrades to create a home that checks all the boxes for modern living and entertaining.

## INTERIOR

- Custom mud-room entry off garage
- Spacious walk-in pantry adjacent to butler's pantry / beverage bar
- Hardwood floors throughout
- Guest suites on main and upper levels
- A wing of the house for kids with two bedrooms, Jack N' Jill bath and media room

## EXTERIOR

- Custom professionally landscaped backyard with lighting and turf offering privacy and space to entertain
- Fully fenced with dedicated dog run
- Covered outdoor space with fireplace
- 3 car finished garage with epoxy flooring and custom storage
- Level driveway and ample parking

## SYSTEMS

- Newly built in 2019
- Oversized commercial refrigerator and freezer
- High end appliances
- High efficiency furnace and air conditioning
- 2x 200 Amp electrical panels
- Smart home options



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